

Change of Zone 3260

ORDINANCE NO. \_\_\_\_\_

1           AN ORDINANCE amending the Lincoln Zoning District Maps attached to and  
2           made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020  
3           of the Lincoln Municipal Code, by changing the boundaries of the districts established  
4           and shown thereon.

5           BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6           Section 1. That the "Lincoln Zoning District Maps" attached to and made a part  
7           of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing  
8           the boundaries of the districts established and shown on said Maps as follows:

9                     A tract of land located in Lot 34 Irregular Tract, in the South  
10                    Half of Section 36, Township 11 North, Range 6 East of the  
11                    6<sup>th</sup> P.M., Lancaster County, Nebraska and more fully  
12                    described by metes and bounds as follows:

13                   Referring to the southeast corner of the Southwest Quarter  
14                   of said Section 36; thence north 89 degrees 48 minutes 53  
15                   seconds west, (an assumed bearing), on the south line of  
16                   said Southwest Quarter, a distance of 636.46 feet, to the  
17                   point of beginning; thence continuing north 89 degrees 48  
18                   minutes 53 seconds west on said line, a distance of 574.50  
19                   feet; thence north 38 seconds 16 minutes 59 seconds east,  
20                   a distance of 549.29 feet; thence south 51 degrees 43  
21                   minutes 01 seconds east, a distance of 192.01 feet; thence  
22                   north 65 degrees 18 minutes 22 seconds east, a distance of  
23                   730.95 feet; thence north 79 degrees 21 minutes 27  
24                   seconds east, a distance of 61.58 feet; thence south 00  
25                   degrees 25 minutes 29 seconds west, a distance of 77.18  
26                   feet; thence south 65 degrees 26 minutes 05 seconds west,  
27                   a distance of 464.58 feet; thence south 31 degrees 10  
28                   minutes 07 seconds west, a distance of 421.31 feet, to a  
29                   point on the south line of said Southwest Quarter and the  
30                   point of beginning and containing a calculated area of 5.620  
31                   acres more or less.

1 be and it hereby is transferred from the AG Agricultural District to the R-3 Residential  
2 District and is hereby made a part of the R-3 Residential District and governed by all the  
3 provisions and regulations pertaining to the R-3 Residential District.

4 Section 2. That the "Lincoln Zoning District Maps" attached to and made a part  
5 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing  
6 the boundaries of the districts established and shown on said Maps as follows:

7 A tract of land located in Lot 34 Irregular Tract, in the South  
8 Half of Section 36, Township 11 North, Range 6 East of the  
9 6<sup>th</sup> P.M., Lancaster County, Nebraska and more fully  
10 described by metes and bounds as follows:

11 Referring to the northwest corner of the Southeast Quarter  
12 of said Section 36; thence south 00 degrees 25 minutes 29  
13 seconds west (an assumed bearing), on the west line of said  
14 Southeast Quarter, a distance of 556.10 feet to a point on  
15 the easterly right-of-way line of Interstate 80; thence south  
16 38 degrees 46 minutes 27 seconds west on said line, a  
17 distance of 547.33 feet to the point of beginning; thence  
18 south 51 degrees 13 minutes 33 seconds east, a distance of  
19 314.31 feet; thence south 16 degrees 13 minutes 36  
20 seconds east, a distance of 324.86 feet; thence south 00  
21 degrees 25 minutes 29 seconds west, on the west line of  
22 said Southeast Quarter, a distance of 520.96 feet; thence  
23 south 79 degrees 21 minutes 27 seconds west, a distance of  
24 61.58 feet; thence south 65 degrees 18 minutes 22 seconds  
25 west, a distance of 730.95 feet; thence north 51 degrees 43  
26 minutes 01 seconds west, a distance of 192.01 feet; thence  
27 south 38 degrees 16 minutes 59 seconds west, a distance of  
28 549.29 feet to a point on the south line of the Southwest  
29 Quarter of said Section 36; thence north 89 degrees 48  
30 minutes 54 seconds west on said line, a distance of 595.96  
31 feet, to a point on the easterly right-of-way line of Interstate  
32 80 and the point of curvature of a curve to the left, having a  
33 central angle of 11 degrees 22 minutes 39 seconds, a radius  
34 of 5904.58 feet, an arc length of 1172.49 feet, a chord  
35 length of 1170.57 feet and a chord bearing north 44 degrees  
36 27 minutes 46 seconds east; thence on said curve and said  
37 easterly right-of-way line, a distance of 1172.49 feet to the  
38 point of tangency; thence north 38 degrees 46 minutes 27

seconds east, on said line, a distance of 1053.45 feet to the point of beginning and containing a calculated area of 26.761 acres more or less;

be and it hereby is transferred from the AG Agricultural District to the H-3 Highway Commercial District and is hereby made a part of the H-3 Highway Commercial District and governed by all the provisions and regulations pertaining to the H-3 Highway Commercial District.

Section 3. That the "Lincoln Zoning District Maps" attached to and made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries of the districts established and shown on said Maps as follows:

A tract of land located in Lot 34 Irregular Tract, in the South Half of Section 36, Township 11 North, Range 6 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska and more fully described by metes and bounds as follows:

Referring to the northwest corner of the Southeast Quarter of said Section 36; thence south 00 degrees 25 minutes 29 seconds west, (an assumed bearing), on the west line of said Southeast Quarter, a distance of 556.10 feet to a point on the easterly right-of-way line of Interstate 80; thence south 38 degrees 46 minutes 27 seconds west on said line, a distance of 547.33 feet; thence south 51 degrees 13 minutes 33 seconds east, a distance of 314.31 feet; thence south 16 seconds 13 minutes 36 seconds east, a distance of 324.86 feet, to the point of beginning; thence continuing south 16 degrees 13 minutes 36 seconds east, a distance of 110.00 feet to the point of curvature of a curve to the right, having a central angle of 16 degrees 26 minutes 12 seconds, a radius of 1800.00 feet, an arc length of 516.37 feet, a chord length of 514.60 feet and a chord bearing north 81 degrees 59 minutes 30 seconds east; thence on said curve, a distance of 516.37 feet, to the point of tangency; thence south 89 degrees 47 minutes 24 seconds east, a distance of 133.61 feet; thence south 00 degrees 58 minutes 59 seconds west, a distance of 150.47 feet; thence south 66 degrees 35 minutes 58 seconds west, a distance of 166.16 feet; thence south 47 degrees 50 minutes 44

seconds west, a distance of 162.52 feet; thence south 58 degrees 50 minutes 20 seconds west, a distance of 239.54 feet; thence south 79 degrees 21 minutes 27 seconds west, a distance of 200.71 feet; thence north 00 degrees 25 minutes 29 seconds east, on the west line of said Southeast Quarter, a distance of 520.96 feet, to the point of beginning and containing a calculated area of 5.039 acres more or less;

be and it hereby is transferred from the R-3 Residential District to the H-3 Highway Commercial District and is hereby made a part of the H-3 Highway Commercial District and governed by all the provisions and regulations pertaining to the H-3 Highway Commercial District.

Section 4. That the "Lincoln Zoning District Maps" attached to and made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries of the districts established and shown on said Maps as follows:

A tract of land located in Lot 34 Irregular Tract, in the South Half of Section 36, Township 11 North, Range 6 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska and more fully described by metes and bounds as follows:

Referring to the northwest corner of the Southeast Quarter of said Section 36; thence south 00 degrees 25 minutes 29 seconds west, (an assumed bearing), on the west line of said Southeast Quarter, a distance of 556.10 feet to a point on the easterly right-of-way line of Interstate 80 and the point of beginning, thence continuing south 00 degrees 25 minutes 29 seconds west, on said west line, a distance of 935.48 feet; thence north 16 degrees 13 minutes 36 seconds west, a distance of 324.86 feet; thence north 51 degrees 13 minutes 33 seconds west, a distance of 314.31 feet to a point on said easterly right-of-way line; thence north 38 degrees 46 minutes 27 seconds east, on said line, a distance of 547.33 feet, to the point of beginning and containing a calculated area of 2.974 acres more or less;

be and it hereby is transferred from the AG Agricultural District to the H-4 General

Commercial District and is hereby made a part of the H-4 General Commercial District and governed by all the provisions and regulations pertaining to the H-4 General Commercial District.

Section 5. That the "Lincoln Zoning District Maps" attached to and made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries of the districts established and shown on said Maps as follows:

A tract of land located in Lot 34 Irregular Tract, in the South Half of Section 36, Township 11 North, Range 6 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska and more fully described by metes and bounds as follows:

Referring to the northwest corner of the Southeast Quarter of said Section 36; thence south 00 degrees 25 minutes 29 seconds west, (an assumed bearing), on the west line of said Southeast Quarter, a distance of 556.10 feet, to a point on the easterly right-of-way line of Interstate 80 and the point of beginning; thence north 38 degrees 49 minutes 13 seconds east, on said line, a distance of 47.63 feet; thence south 51 degrees 53 minutes 18 seconds east, a distance of 209.96 feet; thence south 14 degrees 56 minutes 07 seconds east, a distance of 199.71 feet; thence south 52 degrees 05 minutes 24 seconds east, a distance of 116.58 feet; thence south 63 degrees 13 minutes 56 seconds east, a distance of 295.69 feet; thence south 47 degrees 07 minutes 20 seconds east, a distance of 239.64 feet; thence south 00 degrees 00 minutes 00 seconds east, a distance of 317.00 feet; thence north 89 degrees 47 minutes 24 seconds west, a distance of 244.74 feet to the point to the point of curvature of a curve to the left, having a central angle of 16 degrees 26 minutes 02 seconds, a radius of 1800.00 feet, an arc length of 516.37 feet, a chord length of 514.60 feet and a chord bearing south 81 degrees 59 minutes 30 seconds west; thence on said curve, a distance of 516.37 feet to the point of tangency; thence north 16 degrees 13 minutes 36 seconds west, a distance of 434.86 feet; thence north 51 degrees 13 minutes 33 seconds west, a distance of 314.31 feet to a point of said easterly right-of-way line; thence north 38 degrees 46 minutes 27 seconds east, on said line, a distance of 547.33 feet, to the point of

1 beginning and containing a calculated area of 14.793 acres  
2 more or less;  
3 be and it hereby is transferred from the R-3 Residential District to the H-4 General  
4 Commercial District and is hereby made a part of the H-4 General Commercial District  
5 and governed by all the provisions and regulations pertaining to the H-4 General  
6 Commercial District.

7 Section 6. That this ordinance shall take effect and be in force from and after its  
8 passage and publication according to law.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Staff Review Completed:

\_\_\_\_\_  
Administrative Assistant

Approved this \_\_\_\_ day of \_\_\_\_\_, 2001:

\_\_\_\_\_  
Mayor